

Fairytales Cottage

St. Catherines Road, Niton Undercliff, Isle of Wight PO38 2NE

£650,000
GUIDE PRICE



Nestled within idyllic surroundings, this mesmerising New England style two-bedroom bespoke house offers a rare and unique opportunity on the stunning south coast complete with enchanting gardens hosting a Swedish BBQ grill hut.

- New England style detached house
- Enchanting gardens with Swedish BBQ grill hut
- Luxurious family bathroom
- Driveway parking for up to three vehicles
- Close to St. Catherine's Lighthouse and the Buddle Inn
- Huge potential as a lucrative holiday let business
- Efficient to heat - well insulated and triple glazed
- Generous open plan living and kitchen area
- Situated amongst peaceful, idyllic surroundings
- Built to the highest specifications in 2015

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Offering a most unexpected and extraordinary bespoke designed home, Fairytale Cottage was lovingly built by the current owners in 2015 to the highest of standards throughout. Constructed with slow grown pine complete with triple glazed Georgian style windows and doors, this New England style bespoke cottage is brimming with character, from the pistachio-green painted timber exterior with a charming veranda to the front to the aesthetically pleasing front facing gable end finished with intricate white fascia detailing. Internally, the cottage has been designed to offer an open plan lifestyle with its expansive living area combining lounge and dining areas complete with a characterful kitchen. Perched above the living area within the impressively high vaulted ceiling space, a mezzanine bedroom offers a pleasingly secluded area complete with w.c suite facilities and a walk-in wardrobe. A further bedroom on the ground floor provides the versatility to be arranged as an additional reception room, and there is a luxurious, fully equipped family bathroom flaunting a fabulous claw foot bath, also located on the ground floor. Created to offer a tranquil outdoor environment, Fairytale Cottage is surrounded by delightful terraced gardens providing a nature haven for a vast variety of local wildlife with its mature trees, shrubs and hedging which offer mini woodland walks and peaceful spots to relax with its ornate garden gazebo and even a unique Swedish BBQ hut. Furthermore, a gravel driveway to the front of the property provides off-road parking for up to three vehicles.

Over the years Fairytale Cottage has served as a whimsical picnic venue and could equally provide a special family home, a private retreat, or the potential to provide a lucrative holiday let business with its tranquil coastal setting popular with visitors wanting to escape the demands of everyday life.

The cottage is positioned in an idyllic spot amongst mature trees offering glimpses of the sea beyond, and is just a few minutes' walk from the iconic St. Catherins Lighthouse as well as spectacular walking routes along the rugged coastline at this south-westerly point on the beautiful Isle of Wight. The historic Buddle Inn, favoured by smugglers in years gone by, is only a two minute walk away, and the popular village of Niton with its primary school, a pharmacy, a well-stocked grocery store and post office are also within walking distance from the property. The village is served by Southern Vectis bus route 6 which connects with Newport and Ventnor. Despite enjoying a secluded setting with the peaceful sound of bird song and a trickling stream in the distance, the property is positioned at the threshold of the wide open spaces of the Military Road which stretches along the exposed south-westerly coastline towards The Needles. Located approximately five miles from St. Catherines Road is the bustling seaside resort of Ventnor which provides a whole range of amenities including boutique shops, fine eateries and supermarkets. Ventnor is renowned for its unique microclimate, golden beach and bustling arts scene with the award-winning Ventnor Fringe Festival that takes place every summer and Ventnor Botanical Gardens which contains rare, subtropical plants and trees which thrive on this sunny south coast of the island.

Welcome to Fairytale Cottage

Plucked from the pages of fairytale storybooks, you can't help but feel mesmerised by this elegant, one of a kind New England style cottage which is perched upon its surrounding gardens with a wonderful woodland outlook offering glimpses of the sea beyond. From the peaceful St Catherines Road, there is a driveway to the front of the plot and a set of chunky timber sleeper steps lead to the pretty, terraced front garden which continues up to the cottage veranda. Edged with a wooden spindle balustrade, the spacious decked veranda offers plenty of sheltered space to arrange outdoor seating and a dining spot, and provides a partially glazed, white-painted timber front door which opens to the living space.

Open Plan Living Area with Kitchen

28'02 max x 27'06 (8.59m max x 8.38m)

With a high vaulted ceiling, this vast room provides a welcoming, pine finished space featuring whitewashed floorboards and a decorative mosaic tile plinth providing a base for the custom built staircase to the mezzanine level. Providing a cosy heat for the entire home, a characterful multi-fuel cast iron stove finished in silver is also elevated upon a mosaic tiled plinth with decorative detailing. This space offers great versatility to arrange comfortable lounge and dining areas that suit your personal requirements and natural light flows from multiple front and side facing windows including a set of French glazed doors creating access to the front veranda with angular feature windows above. Additionally, glazed French doors provide access to the rear decked terrace and garden beyond, and there is an internal wooden door leading to a family bathroom as well as double multi-pane doors which open to the ground floor bedroom/reception room.

Continuing to the spacious kitchen area, a charming range of fitted base and wall cabinets in a combination of blue and cream shades offer plenty of cupboards and drawers finished with elegant handles. With a complementing decorative tiled splashback, a solid dark countertop with a gloss finish hosts a large display cabinet complete with a plate rack and there is a handsome white butler sink fitted with a swan neck extendable mixer tap. A powder blue range style cooker connected to Calor Gas cylinders perfectly compliments the cabinets and there is the additional benefit of an integrated dishwasher within a base unit. Finished with a pretty tile-effect vinyl floor, this space also includes recessed plinth lighting, providing stylish illumination at ground level.

Bedroom Two (Ground Floor)

14'04 x 14'04 (4.37m x 4.37m)

Featuring natural pine floorboards, this versatile room provides a second double bedroom or could be utilised for other purposes such as a family snug, a formal dining room, or a games room. A window to the front aspect offers sea glimpses through the trees and the pine clad walls have been finished in a light blue shade featuring a decorative bird-inspired print.

Family Bathroom

With a charming window to the side aspect, this fully-equipped bathroom is presented with a rustic themed wood-effect vinyl floor and whitewashed pine clad walls. With a landscape-inspired mural backdrop, a stunning slipper style bath perched on luxurious claw feet is raised on a blue mosaic tiled platform and features a tall freestanding chrome mixer tap with a showerhead attachment and offers the ultimate relaxing bathing experience within the room. Warmed by an electric heated towel rail, this spacious room provides the additional benefit of a large clear glass shower cubicle with a blue mosaic tile surround and a fabulous rainfall style showerhead suspended from the ceiling. Complete with a dual flush w.c, the bathroom also flaunts an elegant French style vanity unit complete with a marble top providing an integrated hand basin with a vintage style mixer tap. Additional benefits of the room include an extractor fan, and a handy shaver socket situated by a wall-mounted circular extendable mirror.

Bedroom One (Mezzanine Level)

14'07 x 12'09 (4.45m x 3.89m)

Providing a fabulous elevated space overlooking the living accommodation below, this wonderful bedroom enjoys a secluded area within the vaulted ceiling and has a window to the side aspect allowing for natural light. Complete with access to an eaves storage area, this room also boasts a walk-in wardrobe and sanitaryware facilities comprising a dual flush w.c integrated within a gloss white unit and a coordinating vanity cabinet hosting a hand basin with a decorative tile splashback and a trio of wall lights above. Edged with a wooden spindle balustrade, the room is dressed with an aqua green carpet and pine clad walls decorated in a light pink featuring a delicate bird-designed print. Through an open-doorway, the wonderful walk-in wardrobe provides an ample amount of space to accommodate clothing and is illuminated by a wall-mounted spotlight bar.

Gardens

The whimsical wrap-around gardens are varied and interesting, offering an eclectic mix of contrasting low maintenance areas and tiered levels. A combination of paving slabs and chunky timber sleeper steps lead through the terraced front garden which features charming white picket fencing, plant beds hosting mature trees and shrubs, a sloped rockery plant bed with spring planting, and attractive artificial lawns. Creating access to the rear decked terrace, a series of pathways and steps continue to each side of the cottage passing a magical 'Alice in Wonderland' themed garden on one side and an ornate gazebo on the other. A mini woodland walk from one side of the plot provides a tranquil meander along a natural pathway to the top of the rear garden which features a storage shed and a fabulous green-painted wooden Swedish BBQ grill hut complete with built-in benches around the central cooking area. Featuring a wonderful wildlife pond, the rear garden offers a lovely mix of artificial grass areas, stepping stones, gravel and paved steps, providing peaceful walkways throughout this surprising and spacious outdoor retreat which is home to a wonderful array of birds and wildlife. The decked terrace spans the rear elevation of the cottage providing ample space for outdoor entertaining and relaxing, and there is a pretty summer house currently used as a utility room with plumbing connections for a washing machine to be installed. This outside space also benefits from access to an external tap and two double socket points.

Parking

The delightful Fairytale Cottage provides a gravel driveway to one side offering off-road parking for up to three vehicles. Furthermore, there is unrestricted on-road parking available on St. Catherines Road.

Finished to the highest of standards, this captivating property is situated in a highly desirable location and offers a truly unique home bursting with character and charm. The coastline and surrounding scenery are arguably some of the best that this stunning island has to offer. An early viewing is highly recommended with the sole agents Susan Payne Property.

Additional Details

Tenure: Freehold

Council Tax Band: D

Services: Electricity, mains water and private drainage

Please Note: The majority of the furniture and fittings which are not mentioned on this listing can be acquired by separate negotiation if required.

100% **Energy Efficient**  

Ground Floor



First Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC 		
England & Wales		

Agent Notes:

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